

westbridge

COMMERCIAL

FOR SALE

INDUSTRIAL/WAREHOUSE UNIT



Unit 20 Arden Business Centre, Alcester

 Richard Johnson
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- Detached Freehold Unit
- 8,011 sq ft (744.67) m²
- Expired Planning Consent for an Extension
- Ground Floor Offices
- Mezzanine Floor Area
- Large Yard with Parking

Unit 20 Arden Business Centre, Alcester, Warwickshire B49 6HW

Location:

The unit is located on the Arden Forest Industrial Estate just outside of Alcester with good transport links to the M5, M42 and M40. Heading towards Alcester on the A435 at the roundabout take the first exit onto the B4089 keep going forward and Arden Business Centre is on the left hand side (third turning left).

Description:

Unit 20 is a detached building with two roller shutter access doors to the front elevation and a separate pedestrian access door leading to the offices. The pedestrian door leads to a corridor with an office on both sides of the this with male and female toilets to the rear of the corridor with a further kitchen room and separate rear office room.

The main warehouse area is open plan with two roller shutter doors at either end and an L shaped mezzanine floor to the left hand side of the unit. At the very far end of the unit is a side door leading to a canopy area. This area and the land that sits to the East of the canopy had planning consent in 2019 for under Stratford upon Avon Planning Authority ref 19/00493/FUL for further extension to the building of 1,713 sq ft (159.26 m²). The planning permission has subsequently expired, and any interested parties should make their own enquiries with the council to re-submit the application and obtain a new consent.

The unit sits at the end of a triangle yard, the yard forms part of the Freehold title and the small terrace of units to the East (right hand) have access rights over the yard to their respective units, these small units are not part of the sale and are under separate ownership. The vendor originally purchased unit 20 as a 999 leasehold title then subsequently purchased the Freehold title which includes the triangle yard area.

Copies of both the leasehold title and freehold title along with the planning consent and plans are all available from the agent's office upon request.

Floor Area:

Gross Internal Area (GIA) is 8,011 sq ft (744.67) m²

Price:

£750,000 +VAT

Tenure:

Freehold

Service Charge:

No service charge payable at time of print

Rateable Value:

£33,250 source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business maybe entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = C.

A full copy of this report is available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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1st Floor Offices
3 Trinity Street
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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



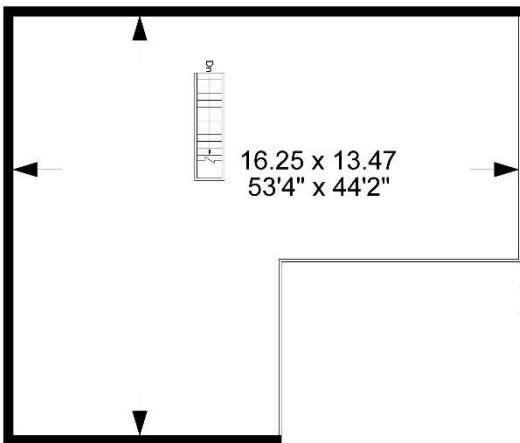


Illustration for identification purposes only, measurements are approximate, not to scale.

